



March 18, 2024

Project: Arrowleaf Subdivision

Re: Arrowleaf Subdivision – Plan Review

Below please find our response to your comments. Please note that our numbering reference system corresponds to your comment numbering system.

1. Show the location, widths and other dimensions of all existing or platted streets and other important features such as railroad lines, water courses, exceptional topography, easements and buildings within or immediately adjacent to the tract to be subdivided.
 - **These items have been provided on the plans.**
2. Show existing and proposed sanitary sewers, storm drains, water supply mains, water wells, land drains, and culverts within the tract and immediately adjacent thereto.
 - **These items have been provided on the plans.**
3. The proposed subdivision will need to have curb, gutter and sidewalk as per the county commission. As a bare minimum there will need to be a deferral on the curb, gutter and sidewalk, which has been signed by the developer prior to final approval.
 - **A deferral will be requested and signed by the developer.**
4. Please provide stamped plans for the improvements.
 - **Acknowledged.**
5. Please provide storm water calculations.
 - **A summary of the stormwater calculations have been added to the plan set. If more detailed calculations are needed, we will gladly supply them.**
6. You will need to provide either detention or retention for the storm water generated from the project. You will need to hold the 100 year storm event with a release rate of 0.1 cfs/acre.
 - **Retention has been provided for the increased amount of impervious on a lot by lot basis.**
7. Please show the seasonal creek as a 50' stream corridor setback from the high water mark on each side of the stream.
 - **50' setbacks from the CL of the ephemeral streams have been shown on plans.**
8. Is the proposed water tank for the hydrants? Or will it supply water to the homes also?

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- The proposed water tank is for the fire hydrants as well as the water supply for the homes.
9. On lot 3 there is a 10' private culinary water easement. Does that end at the creek? Or does it go further than that?
 - It is an easement for the existing water tank overflow.
 10. A note will need to be added to the plat stating: "Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed."
 - This note has been added to the plat
 11. There will need to be an easement given for the existing ditches in the subdivision.
 - There are no existing ditches on site, however, existing drainage features have been given easements.
 12. A geotechnical report needs be completed for the subdivision.
 - A geotechnical report has been completed.
 13. Please confirm with the fire district that they are ok with 24' of asphalt with no shoulder.
 - Roadway widths have been updated 26'.
 14. Because soil conditions vary throughout the county, it is now necessary to provide an engineered pavement design showing required sub-base, road-base, fabric, and asphalt thickness as needed for soil type. Asphalt thickness shall not be less than 3 inches. The county engineer is now requiring a minimum of 8" of 4" minus sub- base and 6" road-base. Compaction tests on both will be required.
 - Pavement section details have been added to Sheet 2 of the plan set.
 15. Please provide a cost estimate for the improvements when we get close to approving the plans.
 - A cost estimate will be provided as we close in on plan approval.
 16. All improvements need to be either installed or escrowed for prior to recording of the subdivision.
 - Acknowledged.
 17. A more in depth review will be done when plans are submitted.
 - Acknowledged.

We appreciate your review and trust we have changed and/or clarified all of your comments. If you have any questions, or we can be of further assistance, please let us know.

Reeve & Associates, Inc.



Sincerely,

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